

ATTACHMENT "A"

LEGAL DESCRIPTION

P to O-3 Zoning

A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT A, NEBRASKA INNOVATION CAMPUS 1ST ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 6 EAST, SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING**; THENCE NORTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, ON AN ASSUMED BEARING OF N00°14'29"E, A DISTANCE OF 386.84' TO A POINT; THENCE S89°45'31"E, A DISTANCE OF 469.63' TO A POINT; THENCE S12°19'13"E, A DISTANCE OF 407.19' TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE N88°40'15"W, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 558.29' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 201,291.37 SQUARE FEET OR 4.62 ACRES, MORE OR LESS.

ATTACHMENT "B"

A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT A, NEBRASKA INNOVATION CAMPUS 1ST ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 6 EAST; THENCE NORTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, ON AN ASSUMED BEARING OF N00°14'29"E, A DISTANCE OF 386.84' TO A POINT; THENCE S89°45'31"E, A DISTANCE OF 469.63' TO A POINT; THENCE S12°19'13"E, A DISTANCE OF 407.19' TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE S88°40'15"E, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 16.36' TO **THE TRUE POINT OF BEGINNING**; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 08°04'02", A RADIUS OF 600.00', AN ARC LENGTH OF 84.48', A CHORD LENGTH OF 84.41', A TANGENT LENGTH OF 42.31', AND A CHORD BEARING OF N72°45'44"E TO A POINT; THENCE N12°19'13"W, A DISTANCE OF 208.59' TO A POINT; THENCE N90°00'00"E, A DISTANCE OF 296.16' TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 211 I.T.; THENCE S00°16'51"W, A DISTANCE OF 236.48', SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE N88°40'15"W, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 331.20' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 64,348.43 SQUARE FEET OR 1.48 ACRES, MORE OR LESS.

ATTACHMENT "C"

LEGAL DESCRIPTION

O-3 to P Zoning

A TRACT OF LAND COMPOSED OF LOT 211 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 211 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE S89°47'30"E, ON THE NORTH LINE OF SAID LOT 211 I.T., A DISTANCE OF 828.04' TO THE NORTHEAST CORNER OF SAID LOT 211 I.T.; THENCE S00°16'51"W, ON A EAST LINE OF SAID LOT 211 I.T., A DISTANCE OF 222.04' TO A POINT; THENCE N89°47'43"W, A DISTANCE OF 808.09' TO A POINT; THENCE S00°18'27"W, A DISTANCE OF 214.71' TO A POINT; THENCE S90°00'00"W, A DISTANCE OF 19.86' TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 211 I.T.; THENCE N00°16'51"E, ON THE WEST LINE OF SAID LOT 211 I.T., A DISTANCE OF 436.87' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 188,153.10 SQUARE FEET OR 4.32 ACRES, MORE OR LESS.

NEBRASKA INNOVATION CAMPUS
PLANNED UNIT DEVELOPMENT

GENERAL NOTES

July 22, 2014

1. The land within the current PUD is zoned O-3 PUD.
2. Fences, trash enclosures, decorative structures and accessory buildings are not shown. Buildings may be located anywhere on a lot within the building envelope subject to setback or build-to limitations.
3. The total gross floor area is 2 million square feet; provided that, nonretail greenhouses square footage shall not apply towards the 2 million square feet limitation. In addition, it may contain up to 250 dwelling units and up to 200 hotel rooms.
4. Lots may be created without frontage to a public street if they have access to a public or common access easement.
5. Lots may be created with non-perpendicular lot corners.
6. Direct vehicular access to Salt Creek Roadway will be relinquished, except as shown.
7. The Nebraska Innovation Campus Development Corporation (NICDC) shall be responsible for maintenance of all common areas and outlots. The NICDC shall be responsible for developing Transportation Demand Management Strategies and to submit a report biennially (every two years) to the Planning Department of such strategies for review and consultation.
8. The construction of common accessory buildings in outlots is permitted as long as the buildings are in compliance with flood storage requirements and/or storm drainage conveyance. Recreational facilities are permitted in outlots designated as "open space" as long as the recreational facilities are approved by Public Works.
9. Landscaping and screening for parking lots and street trees will follow City design standards. The requirement for screening in required yards, open space areas and around buildings in the O-3 district is waived. The requirement for parking lot shade trees adjacent to greenhouses is waived due to the shading from the trees to the greenhouses. Enhanced landscaping will replace the shade trees. The developer shall work with Parks & Recreation Department in selecting a street tree near greenhouses that will not cast a shadow on a greenhouse. Street trees may be replaced with smaller significant landscape material in lieu of street trees if the smaller street trees still cast a shadow on the greenhouse.
10. Sidewalks will be constructed along both sides of the streets and private roadways.
11. All elevations are based on NAVD 1988.

12. Existing trees within the boundary limits of the PUD are intended to be removed during land preparation.
13. New improvements and the relocation of existing utilities within the Nebraska Innovation Campus PUD will be at the Permittee's expense. In addition, costs associated with the installation of traffic signals and turn lane improvements adjacent to the Nebraska Innovation Campus PUD along the Salt Creek Roadway will be at the Permittee's expense provided that, the warrant for the traffic improvements is a result of the trips generated from the development within the PUD.
14. The allowed uses, sign, height and area, parking and landscaping regulations were altered or eliminated due to another government agency, the University of Nebraska, having jurisdiction over the entire PUD area. If at any time any lot within the boundaries of the PUD ceases to be under the jurisdiction of the University of Nebraska or NICDC, the PUD must be amended to re-establish the appropriate regulations for that property. In addition, if the NICDC ceases to exist, then the University of Nebraska at Lincoln shall be responsible for maintenance of all common areas and outlots or for establishing a successor organization to handle all maintenance.
15. Current regulations permit fill of up to 65% of the flood storage volume in Flood Storage Area #15 and up to 60% of the flood storage volume in Flood Storage Area #17. Grading work for Phase 1 and subsequent phases will be implemented so there is no more than 31% or less fill allowed in Flood Storage Area #15 at any time and 39% or less fill allowed in Flood Storage Area # 17 at any time; which cumulatively could cause a total net rise of approximately 0.02 feet for the 100-year peak flood elevation in the flood storage area model of Salt Creek. The potential total net rise is substantially below the .05 feet total net rise permitted in the City's New Growth Areas. Upon completion of such allowable fill, NICDC or its assigns will apply for a Letter(s) of Map Revision Based on Fill (LOMR-F) and the City will work cooperatively with NICDC or its assigns to amend the Federal Emergency Management Agency (FEMA) designated floodplain map to reflect such allowable fill.
16. Some of the soils for the allowable fill in Note 15 may be removed and relocated from the area within 500 feet of the Salt Creek levee system; provided that the Salt Creek levee system is adequately protected. The City and NICDC or its assigns will work cooperatively to seek the United States Army Corps of Engineers' and Lower Platte South Natural Resource District's concurrence for such soil removal and relocation within 500 feet of the Salt Creek levee system.
17. Nebraska Innovation Campus is a free standing public/private research and technology development center and is not within the boundaries of the University of Nebraska—Lincoln campus.

PERMITTED USES

27.27.020 Use Regulations (a) through (u) as delineated are deleted and replaced with:

Nebraska Innovation Campus is devoted to the research and development of products and methods. As such, a variety of different products and chemicals will be in use on the campus at any one time. This research and development is regulated by several different federal and state agencies. New and renovated buildings will be constructed meeting all fire, health and life safety standards.

Thus, any development, building, and open land uses shall be permitted, except a building solely devoted to the following:

- a. The refining, distillation, or manufacture of:
 1. Acids or alcohols;
 2. Ammonia, bleach, or chlorine;
 3. Asphalt, tar, or products made therewith, including roofing or waterproofing;
 4. Cement, lime, gypsum, or plaster of paris;
 5. Disinfectants;
 6. Dyestuffs;
 7. Fertilizer;
 8. Glue, sizing, or gelatin;
 9. Oilcloth, linoleum, or oiled rubber goods;
 10. Paint, shellac, turpentine, or oils;
 11. Paper or pulp;
 12. Rubber, gutta-percha, balata, creosote, or products treated therewith;
 13. Shoe polish;
- b. The operation of:
 1. Bag cleaning works;
 2. Blast furnaces, coke ovens, smelting or ore reduction works;
 3. Boiler works;
 4. Forge;
 5. Rock crusher;
 6. Rolling mill;
 7. Yeast plant;
- c. Production, manufacture, distribution, or commercial storage of toxic, radioactive, flammable, or explosive materials, including chemicals and gases, fireworks and explosives, arsenals and magazines;
- d. Tanning, curing, or storage of raw hides or skins; stockyards or slaughter of animals or fowl, rendering fat; distillation of bones, coal, or wood;
- e. Dumping or reduction of garbage, offal, or dead animals; scrap processing operation or salvage yard;
- f. Grain elevators and grain mills;
- g. Refining of natural gas or petroleum or their products; or bulk storage thereof not located underground and in full compliance with applicable city regulations;
- h. Brick, tile, pottery, or terra cotta manufacture, other than the manufacture of handicrafts;

- i. The manufacture of acetylene, the transfer of gas from one container to another, or the storage of the gas in containers having a capacity greater than the equivalent of 1,000 cubic feet at standard temperature and pressure;
- j. Excavation and stone milling;
- k. And in general those uses, not limited to the above, which may be obnoxious or offensive or hazardous to health by reason of odor, dust, smoke, gas, glare, radiation, or noise.

In addition, the following uses are prohibited in all or part of any building:

- a. Automobile and truck wash facilities;
- b. Automobile, motorcycle, truck and heavy equipment sales and repair;
- c. Mini-warehouses;
- d. Sexually oriented entertainment establishments;
- e. Vehicle body repair shops;
- f. Race tracks for motorized vehicles;
- g. Stores and shops for retail sales and service exceeding 20,000 square feet in floor area;
- h. Expansion of nonconforming uses; and
- i. Limited landfills.

27.27.025 Permitted Conditional Uses

Deleted in its entirety.

27.27.030 Permitted Special Uses

Deleted in its entirety.

27.27.040 Accessory Uses.

Accessory uses permitted in this PUD are accessory buildings and uses customarily incident to the permitted uses, including early childhood care facilities.

27.27.050 Parking Regulations

Deleted in its entirety and replaced with:

- a. Parking on the public streets as shown on the PUD site plan.
- b. Parking, either diagonal or parallel, is permitted on private streets including, without exception, the private streets with public access easements.
- c. All required parking spaces shall be provided within the PUD and is not required to be provided on the same lot as the use for which they are required.
- d. One parking stall for every 600 square feet of floor area within the PUD is required. Due to the presence of considerable existing parking that doesn't meet City design standards, all existing parking may be counted. In addition, parking between the PUD and Antelope Valley Parkway north of Salt Creek Roadway may be included for purposes of required parking.
- e. The City will work cooperatively with NICDC or its assigns on parking management arrangements and public parking regulations.

27.27.055 Pedestrian Circulation Regulations

Deleted in its entirety.

27.27.060 Sign Regulations

Deleted in its entirety and replaced with:

Off-premise signs are prohibited. To allow flexibility in the placement of signs, the entire PUD area will be treated as one premise for purposes of allowing that signs for one use to be placed elsewhere within the PUD and not necessarily on the same lot as the use. In the area within 50 feet of Salt Creek Roadway, three Center Identification signs and up to ten free standing signs are allowed and shall be spaced a minimum of 100 feet apart. The size and height of these signs shall be per the sign ordinance. All other signage shall be regulated by NICDC.

27.27.065 Grading and Land Disturbance Regulations

Grading and land disturbance within the O-3 PUD shall be regulated in conformance with the provisions of Chapter 27.81.

27.27.070 Height and Area Regulations

Height and Area regulations do not apply except as otherwise stated or shown in the PUD.

- a. There shall be a minimum 20' yard requirement for new buildings along Antelope Valley Parkway and Salt Creek Roadway; and
- b. The maximum height shall be 93 feet for habitable or occupy-able building space.
- c. No building face shall be located closer than 15 feet from the center line of a water main.

27.27.080 Use Permit; Procedures and Requirements

Deleted in its entirety.